

CITY of FOLSOM

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	45,600
Annual Single-Family Units Permitted (1996-98, Avg.):	796
Annual Multi-Family Units Permitted (1996-98, Avg.):	216
Total Annual Residential Units Permitted (1996-98, Avg.):	1,012

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input checked="" type="checkbox"/> 18. Police Service Fees	Y
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	N	<input checked="" type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	> 75%
multi-family	> 75%

v. Nexus Reports

-City Council Master Fee Resolution (1998) - all fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Southeast Folsom
Clarksville Road @ Broadstone Parkway

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-12' lane, curb, gutter, sidewalk, utility undergrounding, street lights, irrigation, soundwalls, landscaping, street trees; traffic lights & bus stops conditional
-Internal Site Improvements:	-street & infra. dedication req'd; full street and infrastructure devt, utility undergrounding, curb, gutter, sidewalk, street lights, front yard landscaping, fencing of units, drainage improvements
-Common Amenities / Open Space:	-fees
-Project Management Requirements:	-Conditions of Approval; subdivision improvement agreement; Home Owners Association; Mello Roos
-Typical Reporting:	-geotechnical, hydrology, archaeological, wetlands, biological, arborist, traffic, noise, air quality, aesthetics/visual analysis

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	84.50
Private Garage Valuation Price per Sq. Ft.	38.95
Total Valuation per Unit	226,830
Total Valuation per 25 Unit Subdivision Model	5,670,750

vi. Planning Fees:

Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat	2,250
Zone Change Application Fee	flat	1,465
Planned Development Review Fee	2380 flat + 300 / acre	3,880
Design Review	25/model	75
Tentative Subdivision Map Review Fee	flat	3,325
Final Map Fee	3645 flat + 11/unit + 11/sheet	3,964
General Plan Update Fee	3% of total of Building Permit & Plan Check Fees	1,449
Initial Study	flat	2,800
Environmental Assessment / Neg Dec Fee	flat	600
County Clerk Env't'l Filing Fee	flat	30
Env't'l Mitigation Construction Monitoring	flat	4,200
Env't'l Mitigation Post-Construction Monit'g	flat	4,200
Subtotal Planning Fees		28,238

vii. Plan Check, Permit & Inspection Fees

Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1642
Building Plan Check Fee (models)	80% of Bldg Permit	3 @ 1313.60
Building Plan Check Fee (production)	flat per unit	22 @ 150/unit
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.68
Engineering Plan Check/Inspection Fee	4% of improvement val'n	20,000
Grading Plan Check Fee	included in Eng'g Plan Check above	-
Grading Permit Fee	none	-
Electrical Permit Fee	included in Bldg Permit	-
Plumbing Permit Fee	included in Bldg Permit	-

Mechanical Permit Fee	included in Bldg Permit	-
Blueprint / Copy Fee	2.50 / sheet	75
Building Permit Business License Fee	flat per unit	25
Bldg Dept School Mitigation Processing Fee	flat per unit	45
Subtotal Plan Check, Permit & Inspection Fees		70,683

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Sacramento MUD - Electricity Connection Fee	hard costs only	-	-
County - Sanitary Sewer Connection Fee	flat per unit	2,385	59,625
School District - Folsom / Cordova Sterling Fee	1.93 / sf	4,825	120,625
School District - Folsom/Cordova Facilities Fee	2.41 / sf	6,025	150,625
Mello-Roos Assessment District No. 7	flat per unit	936	23,400
City - Sanitary Sewer Connection Fee	flat per unit	388	9,700
City - Water Use Fee	flat per unit	60	1,500
City - Water Buy in Equity Fee	flat per unit	240	6,000
City - Water Connection Fee	flat per unit	2,217	55,425
City - Water Meter Fee	flat per meter	184.65	4,616
City - Quimby Park Fee ²	formula		45,625
City - Citywide Park Fee	flat per unit	2,072	51,800
City - Park Equipment Fee	flat per unit	77	1,925
City - Major Road Fee	flat per unit	2,960	74,000
City - Drainage Fee	flat per unit	540	13,500
City - Fire Dept Capital Facilities Fee	flat per unit	426	10,650
City - General Capital Facilities Fee	flat per unit	840	21,000
City - Police Capital Facilities Fee	flat per unit	320	8,000
City - Solid Waste Capital Facilities Fee	flat per unit	152	3,800
City - Transportation Management Fee	flat per unit	35	875
City - Light Rail Fee	flat per unit	386	9,650
City - Humbug / Willow Creek Mitigation Fee	flat per unit	176	4,400
Subtotal Infrastructure, Impact & District Fees			676,741

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	775,662
Total Fees per Unit (total from above / 25 units)	31,026

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	Northwest Folsom - American River Canyon North Oak Avenue Parkway @ American River Drive
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	
-Site Improvements	-upgrade to current citywide infrastructure standard (based on site)
-Typical Reporting	-arborist report

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	84.50
Private Garage Valuation Price per Sq. Ft.	38.95
Total Valuation per Model	226,830

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
Design Review	flat per unit	25	25
General Plan Update Fee	3% of total of Building Permit & Plan Check Fees		89
County Clerk Envt'l Filing Fee	flat		30
Subtotal Planning Fees			144

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1642	1,642
Building Plan Check Fee	80% of Bldg Permit	1313.60	1,314
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.68	23
Grading Plan Check Fee	UBC		49
Grading Permit Fee	none		-
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Blueprint / Copy Fee	2.50 / sheet		38
Building Permit Business License Fee	flat per unit	25	25
Bldg Dept School Mitigation Processing Fee	flat per unit	45	45
Subtotal Plan Check, Permit & Inspection Fees			3,136

viii. Infrastructure, Impact & District Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Sacramento MUD - Electricity Connection Fee	hard costs only		-
County - Sanitary Sewer Connection Fee	flat per unit	2,385	2,385
School District - Folsom / Cordova Sterling Fee	1.93 / sf	4,825	4,825
School District - Folsom/Cordova Facilities Fee	2.41 / sf	6,025	6,025
Landscape, Lighting & Maintenance District	flat per unit	98.50	99
City - Water Buy in Equity Fee	flat per unit	240	240
City - Water Connection Fee	flat per unit	2,217	2,217
City - Water Meter Fee	flat per meter	184.65	185
City - Drainage Fee	flat per unit	540	540
City - Fire Dept Capital Facilities Fee	flat per unit	426	426
City - General Capital Facilities Fee	flat per unit	840	840
City - Police Capital Facilities Fee	flat per unit	320	320
City - Solid Waste Capital Facilities Fee	flat per unit	152	152
City - Transportation Management Fee	flat per unit	35	35
City - Quimby Park Fee ³	flat per lot		706
City - Citywide Park Fee	flat per unit	2,072	2,072
City - Park Equipment Fee	flat per unit	77	77
City - Light Rail Fee	flat per unit	386	386
City - Humbug / Willow Creek Mitigation Fee	flat per unit	176	176
Subtotal Infrastructure, Impact & District Fees			21,706

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	24,986
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Central Folsom - Willow Creek Estates South
South Lexington Drive @ Oak Avenue Parkway

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-12' lane, curb, gutter, sidewalk, utility undergrounding, street lights, irrigation, wrought iron fence, landscaping, street trees; traffic lights & bus stops cond'l
-Internal Site Improvements:	-no street & infra. dedication req'd; no specific physical standards for private dev't; minimum vehicular aisle widths, pedestrian access, adequate lighting, landscaping, street trees, drainage improvements, utility undergrounding
-Common Amenities / Open Space:	-discretionary negotiation; typical req'ts - tot lot, pool, club house, volleyball, picnic/BBQ, open space
-Project Management Requirements:	-Conditions of Approval; participation in Landscape, Lighting & Maint. Dist; maintenance guarantee; on-site manager typical
-Typical Reporting:	-geotechnical, hydrology, archaeological, wetlands, biological, arborist, traffic, noise, air quality, aesthetics/visual analysis, light & glare study

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	84.50
Private Garage Valuation Price per Sq. Ft.	38.95
Total Valuation per Unit	92,290
Total Valuation per 45 Unit Multi-Family Development Model	4,153,050

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,250
Zone Change Application Fee	flat		1,465
Planned Development Review Fee	2380 flat + 300 / acre		3,280
Design Review	flat		250
General Plan Update Fee	3% of total of Building Permit & Plan Check Fees		1,400
Initial Study	flat		2,800
Environmental Assessment / Neg Dec Fee	flat		600
County Clerk Env't'l Filing Fee	flat		30
Env't'l Mitigation Construction Monitoring	flat		4,200
Env't'l Mitigation Post-Construction Monit'g	flat		4,200
Subtotal Planning Fees			20,475

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n x 6 bldgs w/ var. unit counts		25,924
Building Plan Check Fee	80% of Bldg Permit		20,739
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9.23	415
Engineering Plan Check/Inspection Fee	4% of improvement val'n		20,000
Grading Plan Check Fee	included in Eng'g Plan Check above		-
Grading Permit Fee	none		-
Fire Sprinkler Permit Fee (per building) ¹	sched. based on val'n @ 1.30/sf x 6 bldgs w/ var unit counts		1,220
Fire Sprinkler Plan Check Fee	75% of permit		915
Fire Sprinkler SMIP Fee	.0001 x val'n		7
Fire Sprinkler Business License Fee	25/ permit x 6 permit		150
Fire Sprinkler General Plan Update Fee	3% of permit + plan check		64

Fire Alarm Permit Fee (per building) ¹	sched. based on val'n x 6 bldgs w/ var unit counts		570
Fire Alarm Plan Check Fee	75% of permit		428
Fire Alarm SMIP Fee	.0001 x val'n		1
Fire Alarm Business License Fee	25/ permit x 6 permit		150
Fire Alarm General Plan Update Fee	3% of permit + plan check		30
Electrical Permit Fee	included in Bldg Permit		-
Plumbing Permit Fee	included in Bldg Permit		-
Mechanical Permit Fee	included in Bldg Permit		-
Blueprint / Copy Fee	2.50 / sheet		75
Building Permit Business License Fee	flat per unit	25	1,125
Bldg Dept School Mitigation Processing Fee	flat per unit	45	2,025
Subtotal Plan Check, Permit & Inspection Fees			73,838

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Sacramento MUD - Electricity Connection Fee	hard costs only		-
County - Sanitary Sewer Connection Fee	flat per unit	1,789	80,505
Willow Creek CFD No. 9	3891.56 / acre ⁴	86	11,675
School District - Folsom / Cordova Sterling Fee	1.93 / sf	1,930	86,850
School District - Folsom/Cordova Facilities Fee	2.41 / sf	2,410	108,450
City - Quimby Park Fee ²	formula		83,226
City - Citywide Park Fee	flat per unit	1,778	80,010
City - Park Equipment Fee	flat per unit	77	3,465
City - Sanitary Sewer Connection Fee	flat per unit	343	15,435
City - Water Use Fee	flat per unit	60	2,700
City - Water Buy in Equity Fee	flat per unit	240	10,800
City - Water Connection Fee	flat per unit	1,434	64,530
City - Water Meter Fee	flat per meter	184.65	8,309
City - Police Capital Facilities Fee	flat per unit	530	23,850
City - Solid Waste Capital Facilities Fee	flat per unit	152	6,840
City - Transportation Management Fee	flat per unit	25	1,125
City - Light Rail Fee	flat per unit	265	11,925
City - Humbug / Willow Creek Mitigation Fee	flat per unit	112	5,040
Subtotal Infrastructure, Impact & District Fees			604,735

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	699,048
Total Fees per Unit (total from above / 45 units)	15,534

Notes: ¹The City of Folsom requires separate Fire Sprinkler and Alarm permits to be pulled in addition to the standard Building Permit. Along with each of these permits are separate plan checks, Strong Motion Instrumentation, Business License and General Plan Update Fees. Both permit costs are based on valuation according to the Building Permit schedule. We are assuming sprinkler system valuation @ 1.30/ sf for a total valuation of 70,200 for the 45 units. The Fire Alarm Permit is based on valuation according to local provider costs (Bay Alarm) @ 195/unit for the system and 27/unit for alarm monitoring for a total of 222 per unit and 9,990 for the 45 units. Each building is permitted separately, rather than each dwelling unit.

²The City of Folsom charges park land dedication in-lieu fees (Quimby Fees) for projects undergoing land subdivision or for large MF projects severely impacting park facilities. Quimby Fees are calculated by a formula based on land valuation w/ the following assumptions: 2.92 residents per SF dwelling unit; 1.94 residents per MF dwelling unit; 5 acres required per 1000 residents; land valuation at the 25 unit subdivision site is estimated by a planner w/ the Parks Dept @ 125,000/acre; land valuation at the 45 unit MF development site is estimated by the same planner @ 195,000 per acre. The Park Land Dedication In-Lieu Fee calculation formula is:

$$\left[5 \text{ acres} \times \frac{(\text{Units} \times \text{No. persons per unit})}{1000 \text{ persons per acre}} \right] \times \$ \text{ valuation per acre}$$

³The land developer for the American River Canyon North area of Folsom negotiated a fixed park land dedication fee for units that would be built by individual developers subsequent to the subdivision. That fee differs by tract within the area.

⁴This fee amount has been supplied by the CFD financial consultant for the City of Folsom. The amount listed here for this CFD is based on an actual parcel located at the site described by the city for this survey. Although the existing parcel is much larger than the development model within this survey, the per acre cost has been extrapolated from the maximum fee that can be charged against future development and the area of the parcel.